

Applicant:	Modularis Pty Ltd
Location:	Lot 502 Gamble Street Wyalkatchem
Date:	14 July 2026
Reporting Officer:	Tom Kettle, Chief Executive Officer
Disclosure of Interest:	No interest to disclose
File Number:	7.02
Attachment Reference:	Development Application as submitted

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council approves the proposed development comprising three (3) single-storey modular grouped dwellings at Lot 502 Gamble Street, Wyalkatchem, subject to the following conditions.

1. Development Plans

This approval is for three (3) single-storey modular grouped dwellings as shown on the approved plans dated 08 June 2026. No other development forms part of this approval;

2. External Finishes

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive, to the satisfaction of the Shire;

3. Colour and Materials

The colours, materials and finishes of the development shall be in accordance with annotations shown on the approved plans and the schedule of finishes which forms part of this approval, unless otherwise approved by the Shire;

4. Landscaping

Prior to the occupation or use of the development, all works shown in the approved landscaping plan shall be undertaken in accordance with the approved plans to the satisfaction of the Shire, and maintained thereafter to the satisfaction of the Shire, at the expense of the owners/occupiers;

5. Car Parking and Access

All vehicle parking, manoeuvring and access areas shall be constructed, paved and drained in accordance with the approved plans and are to comply with the requirements of Australian Standard AS2890.1, to the satisfaction of the Shire;

Walls, fences and other structures truncated or reduced to no higher than 0.75 metres within 1.5m of where walls, fences, other structures adjoin vehicle

access points where a driveway meets a public street and where two streets intersect.

6. Building Design

Prior to the occupation or use of the development Functional Utilities, as defined by the Residential Design Codes, excluding solar collectors, shall:

- be located behind street setback areas and not visible from Flint Street;*
- designed to integrate with the development; and*
- are located and/or screened so they are not visually obtrusive and minimise impacts to habitable rooms and private open space on the subject site and adjoining properties.*

to the satisfaction of the Shire;

7. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve;

1. Introduction

The application seeks development approval for the construction of three single-storey grouped dwellings on Lot 502 Gamble Street, Wyalkatchem. The proposal forms part of a community housing initiative being undertaken by the Shire of Wyalkatchem in partnership with CEACA to increase the availability of housing within the township.

The subject land is currently reserved for 'Public Purpose' under Local Planning Scheme No. 4 (LPS4) and comprises a former police reserve now owned by the Shire of Wyalkatchem. A Scheme Amendment has been initiated by Council to rezone the land to 'Residential', reflecting the Shire's long-term intention for the site to accommodate housing.

The proposal involves the development of three dwellings on a vacant site within the established Wyalkatchem townsite. Accordingly, the primary planning consideration is whether the proposed residential development is appropriate having regard to the current reservation, the surrounding locality and the broader strategic intent for the land.

1.1 Location

Lot 502 Gamble Street is a vacant parcel of land situated within the Wyalkatchem townsite. The site contains a mixture of cleared areas and established vegetation, including a number of mature trees dispersed throughout the lot. The property benefits from frontage to Flint Street and is surrounded by existing residential development. The site is generally unconstrained by topography and is capable of accommodating residential development while retaining elements of existing vegetation where practical.

Image 1: Site Location Map



2. Planning Framework

2.1 Statutory and Strategic Framework

This assessment has been undertaken having regard to the statutory and strategic planning framework applying to the Shire of Wyalkatchem. The primary statutory planning instrument is the Shire of Wyalkatchem Local Planning Scheme No. 4 (LPS4), which establishes the land use and development controls applicable throughout the Scheme area.

The subject land is legally described as Lot 502 on Deposited Plan 432716 and is owned by the Shire of Wyalkatchem. The site is currently reserved for 'Public Purpose – Police' under LPS4 and forms part of a former police reserve that is no longer required for its original purpose. The land was acquired by the Shire in June 2026 as part of a broader initiative to facilitate the delivery of community housing within the township.

Pursuant to Clause 3.3 of LPS4, planning approval is required for the use and development of land reserved for a public purpose. In considering development on reserved land, regard must be given to the purpose of the reservation and any relevant public authority interests.

A Scheme Amendment has been initiated by Council to rezone the land from Public Purpose – Reserve to Residential R10/30. The Shire has not yet forwarded the scheme amendment to the Western Australian Planning Commission (WAPC) for

consent to advertise. The scheme amendment will be forwarded to the WAPC imminently for consent to advertise.

While the land remains reserved at the time of assessment, the proposed amendment reflects the Shire's strategic intent for the site to accommodate residential development and provides relevant context in considering the planning merits of the proposal.

The Scheme is supported by the Shire's Local Planning Strategy, which provides the overarching framework for land use and development within the district. In this regard, the proposal supports the delivery of additional housing within the established townsite and contributes to the long-term sustainability and growth of the local community.

2.1.1 Zoning and Permissibility

The subject site is currently reserved for 'Public Purpose' under Local Planning Scheme No. 4 (LPS4). Development on reserved land is not assigned a permissibility classification in the same manner as land within a zone and must instead be assessed having regard to the purpose of the reservation, the broader planning context, and the planning merits of the proposal.

The proposal comprises three grouped dwellings intended to provide community housing on land that is no longer required for its original public purpose and has been identified by the Shire for future residential use. Importantly, a Scheme Amendment is currently being progressed to rezone the land to a residential zone, demonstrating a clear strategic intent by the local government to facilitate future residential development of the site. While the amendment process has not yet been finalised, the proposal is consistent with the intended future planning framework and land use outcomes envisaged for the land.

The proposal will deliver much-needed social housing and is supported by the Department of Planning, Lands and Heritage. In this regard, the development provides a clear community benefit and responds to an identified housing need.

Given the advancement of the rezoning process and the strategic intent for residential development of the site, approval of the development application at this stage is not expected to prejudice orderly and proper planning, nor undermine the purpose of the current reservation.

Accordingly, the proposed development is considered acceptable on its planning merits.

2.1.2 Residential Zoning under Scheme Amendment

Scheme Amendment No. 2 proposes to rezone the subject land from 'Public Purpose' to 'Residential' with a split density coding of R10/30. While the amendment is not yet operative, it provides relevant strategic context regarding the intended future use of the site.

Under the proposed Residential zoning, grouped dwellings are capable of approval subject to compliance with the Residential Design Codes (R-Codes) and consideration of relevant design and amenity matters. The proposed development comprises three dwellings on a 1,571sqm site, which is comfortably within the development potential anticipated under the proposed R30 density coding.

The proposal incorporates appropriate setbacks, vehicle access, parking, private open space and landscaping, and achieves a built form outcome that is compatible with the character of the surrounding locality. In this regard, the development is generally consistent with the residential development outcomes contemplated by the proposed Scheme Amendment.

3. Proposed Development

The application seeks development approval for the construction of three (3) single-storey modular dwellings at Lot 502 Gamble Street, Wyalkatchem. The development is proposed on a 1,571sqm site and comprises three two-bedroom, one-bathroom dwellings, together with associated residential infrastructure and site works.

The dwellings are arranged across the site with two dwellings fronting Flint Street and a third dwelling located toward the rear of the lot. Vehicle access is proposed via Flint Street, with individual crossovers provided to the two front dwellings and a shared access driveway servicing the rear dwelling. A reversing bay is provided to enable vehicles associated with the rear dwelling to exit the site in a forward gear.

Each dwelling incorporates a carport, front porch, private alfresco area, clothesline, external bin storage area, rooftop solar panels and private open space. New fencing is proposed throughout the development, including 1.8 metre high Colorbond fencing to provide privacy between dwellings and adjoining properties.

The proposed dwellings are of contemporary modular design and include a combination of Colorbond and timber horizontal cladding, with Colorbond roofing and aluminium framed windows. The dwellings present a maximum building height of approximately 3.995 metres above natural ground level.

The development intended to facilitate the delivery of community housing by CEACA within Wyalkatchem. Supporting documentation indicates the proposal forms part of a broader Wheatbelt housing initiative being undertaken across a number of regional local government areas. The estimated cost of the development is stated to be \$1.967,539.00 and to be completed within 5months.

3.1.1 Landscaping

A landscaping plan has been submitted as part of the application. The plan incorporates new tree planting, deep soil planting areas and mulched garden beds throughout the development to enhance the visual presentation of the site and provide a landscaped setting for future residents.

The landscaping is integrated with the proposed private open space areas and complements the pedestrian access network, clotheslines and communal driveway

arrangement. The submitted plans also identify the retention of a number of existing trees within the site, together with the removal of selected trees to facilitate the proposed development and associated access arrangements.

Overall, the landscaping treatment is considered appropriate for the scale of the development and will assist in softening the built form and improving the visual amenity of the site.

3.1.2 Stormwater

Stormwater drainage is proposed to be directed to the street drainage system in accordance with the submitted engineering details.

3.2 Consultation

Nil.

4. Assessment

4.1 Land Use

The proposal seeks approval for three grouped dwellings on land currently reserved for 'Public Purpose' under Local Planning Scheme No. 4. While residential development is not ordinarily associated with land reserved for a public purpose, the site is no longer required for its original function and has been identified by the Shire for the delivery of community housing. The proposal will facilitate additional housing within Wyalkatchem and is considered to provide a clear community benefit. In these circumstances, the development is not considered to prejudice or undermine the purpose of the reservation and represents an appropriate and orderly use of the land.

4.2 Built Form and Siting

The proposed dwellings are single-storey in form and are compatible with the established residential character of the surrounding locality. The building siting, setbacks and fencing treatments provide an appropriate level of separation between dwellings and adjoining properties, whilst maintaining an attractive interface with Flint Street. Carport design and placement ensure ancillary structures do not dominate the streetscape. Overall, the development is considered to achieve an appropriate built form outcome that is consistent with the scale and character of surrounding development.

4.3 Amenity Impacts

The proposal is not expected to generate unreasonable amenity impacts on adjoining properties. Given the single-storey scale of the development, significant overlooking or overshadowing impacts are unlikely to occur. The development will generate activity consistent with normal residential use and is not expected to result

in adverse noise or traffic impacts beyond those typically associated with residential development within the township.

The proposal will provide an acceptable residential environment for both future occupants and neighbouring landowners and is therefore consistent with the amenity objectives of the Residential Design Codes.

4.4 Access and Infrastructure

Vehicular access is proposed via Flint Street and comprises two individual crossovers servicing the front dwellings together with a shared driveway providing access to the rear dwelling. A reversing area is provided to enable vehicles associated with the rear dwelling to exit the site in a forward gear.

Each dwelling is provided with a covered parking bay and the access arrangements are considered suitable for the scale and intensity of development proposed. The development can be accommodated within the existing road network and no concerns have been identified in relation to access, parking or vehicle manoeuvring.

4.5 Servicing

The site is located within the established Wyalkatchem townsite and can be readily connected to existing infrastructure, including reticulated water, sewer and power located within Flint Street and the surrounding road network.

4.6 Environmental Considerations

Vegetation

The site contains a number of established mature trees and areas of scattered vegetation. Whilst some vegetation removal is required to facilitate the proposed development, a number of existing trees are proposed to be retained and supplemented through new landscaping. Having regard to the urban context of the site and the scale of the proposed works, vegetation is not considered to present a constraint to development. The retention of existing trees and incorporation of additional landscaping will assist in maintaining the visual amenity of the site and provide an appropriate landscape setting for the development.

Salinity

A review of Department of Water and Environmental Regulation mapping identifies the site as being located within an area affected by an L2 Salinity Risk and L2 Surface Salinity Risk classification. Whilst the mapping indicates a moderate regional salinity risk, no site-specific information has been provided to suggest that the land is presently affected by salinity. Given the site's location within the established Wyalkatchem townsite, together with the absence of any identified salinity constraints, the proposal is not considered to be adversely affected by salinity and the site is capable of accommodating the proposed residential development.

Land Capability

The site is located within the established Wyalkatchem townsite and benefits from frontage to Flint Street and access to existing services and infrastructure. The land is

generally level and of sufficient size and configuration to accommodate the proposed development. No significant physical or environmental constraints have been identified that would prevent the orderly development of the site for residential purposes

5. Conclusion

The proposed development has been assessed against the provisions of Local Planning Scheme No. 4, the relevant strategic planning framework and the planning merits of the proposal. While the subject land remains reserved for 'Public Purpose', the site is no longer required for its original function and has been identified by the Shire for the delivery of community housing. In this regard, the proposal will provide a tangible community benefit through the provision of additional housing stock within Wyalkatchem.

The assessment has found that the development is compatible with the character of the surrounding locality, achieves an appropriate built form outcome, will not result in unreasonable impacts on adjoining landowners, and can be adequately serviced by existing infrastructure. No significant environmental or site constraints have been identified that would prevent the orderly development of the land for residential purposes.

Having regard to the absence of any identified or foreseeable public authority requirement for the land in its current reserved form, the site's location within an established residential setting, and its capacity to be readily serviced by existing infrastructure, the proposal will not prejudice the objective or future utility of the reservation. Instead, it represents the orderly and adaptive reuse of surplus public land to achieve a legitimate planning outcome that aligns with the principles of orderly and proper planning.

While the progression of Scheme Amendment No. 2 cannot yet be considered a seriously entertained planning instrument, it provides relevant strategic context regarding the intended future use of the site and reinforces the suitability of residential development in this location.

Having regard to the above, the proposal is considered to represent an appropriate and orderly form of development, is generally consistent with the applicable planning framework, and is recommended for approval subject to conditions.

STATUTORY ENVIRONMENT

Planning and Development Act 2005
Shire of Wyalkatchem Local Planning Scheme No. 4

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

There are no financial implications with this report.

RISK IMPLICATIONS

There are low compliance risks associated with approving the DA prior to scheme amendment no. 2 being a seriously entertained planning instrument. These risks are mitigated by the Council's support of Scheme Amendment No.2 and the relevant strategic context supporting the suitability of residential development.

The upside opportunity is through supporting increase in local local housing as the Shire's Town Action Plan, Strategic Community Plan 2024-34 and full membership of CEACA.

COMMUNITY & STRATEGIC OBJECTIVES

The matter before the Council generally accords with the Shire's desired outcome, as expressed in the revised Shire of Wyalkatchem Strategic Community Plan 2024-2034.

Pillar 2 Community	Statement of Strategic Outcome: Our community is inclusive, it is a place where people feel valued, and have access to opportunities to build their own capacity, lead healthy lifestyles and stay connected.
Goal No.	Goal 5. A safe and healthy community for all ages
5.6	Increase the supply of quality independent living units**

SHIRE OF WYALKATCHEM



Application for development approval

Owner details		
Name: DEPARTMENT OF LAND AND HERITAGE - UNDER THE COMMISSIONER OF POLICE		
ABN (if applicable):		
Address: 140 WILLIAM STREET, PERTH		
Postcode: 6000		
Phone:	Fax:	Email:
Work:		@dplh.wa.gov.au
Home:		
Mobile:		
Contact person for correspondence: CHRIS ZIATAS & DEAN CROTHERS		
Signature:		Date:
Signature:		Date:
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i>		

Applicant details (if different from owner)		
Name: MODULARIS PTY LTD		
Address: PO BOX 1786		
WANGARA WA		Postcode: 6947
Phone: 08 6454 0919	Fax:	Email:
Work:		contracts1@modularwa.com.au
Home:		
Mobile:		
Contact person for correspondence: NICOLE NEWMAN		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. ☒ Yes ☐ No		
Signature: <i>N Newman</i>		Date: 15/06/2026

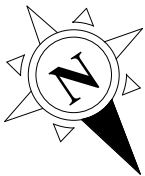
Property details		
Lot No: 438	House/Street No: 21	Location No:
Plan No: Diagram: 40690	Certificate of Title Vol. No: 3132	Folio: 297
Title encumbrances (e.g. easements, restrictive covenants): Street name: GAMBLE STREET Suburb: WYALKATCHEM Nearest street intersection: WHITE DAM ROAD		

Proposed development	
Nature of development:	☐ Works ☐ Use ☒ Works and use
Is an exemption from development claimed for part of the development?	☐ Yes ☒ No
If yes, is the exemption for:	☐ Works ☐ Use
Description of proposed works and/or land use: 3x NEW SINGLE STORY MODULAR RESIDENCE	
Description of exemption claimed (if relevant): NA	
Nature of any existing buildings and/or land use: NA	
Approximate cost of proposed development: \$1,967,539.00 ex GST	
Estimated time of completion: 03/12/2026	

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference No:	

Shire of Wyalkatchem
 PO Box 224, Wyalkatchem WA 6488
 Office Hours: Monday to Friday 8.30am to 4.30pm

F.F.L - FINISHED FLOOR LEVEL
F.B.L - FINISHED BACKFILL LEVEL
F.C.L - FINISHED CUT/COMPACT LEVEL
N.G.L - NATURAL GROUND LEVEL
S/B - SETBACK (FROM BOUNDARY)

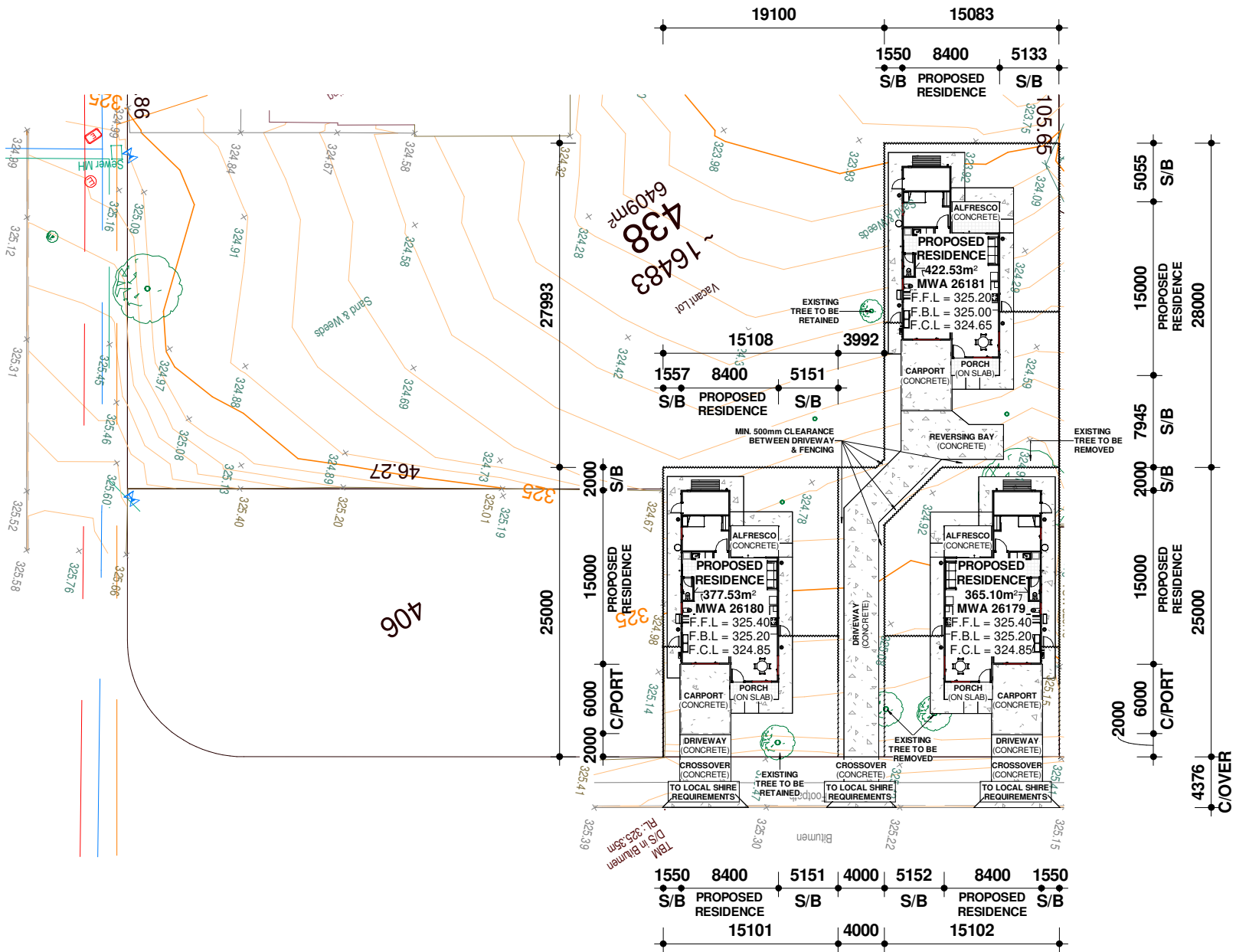


REFER TO DWG. A102-
A104 FOR INDIVIDUAL
SITE PLAN & A101 FOR
OVERALL LANDSCAPING
PLAN

STORMWATER TO BACK
OF KERB

CONNECTED TO
EXISTING SEWER

GAMBLE STREET



FLINT STREET

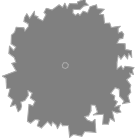
1 SITE PLAN (OVERALL)
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					REV: A	
					SCALE: 1 : 500	A100

LANDSCAPING LEGEND



PLANT

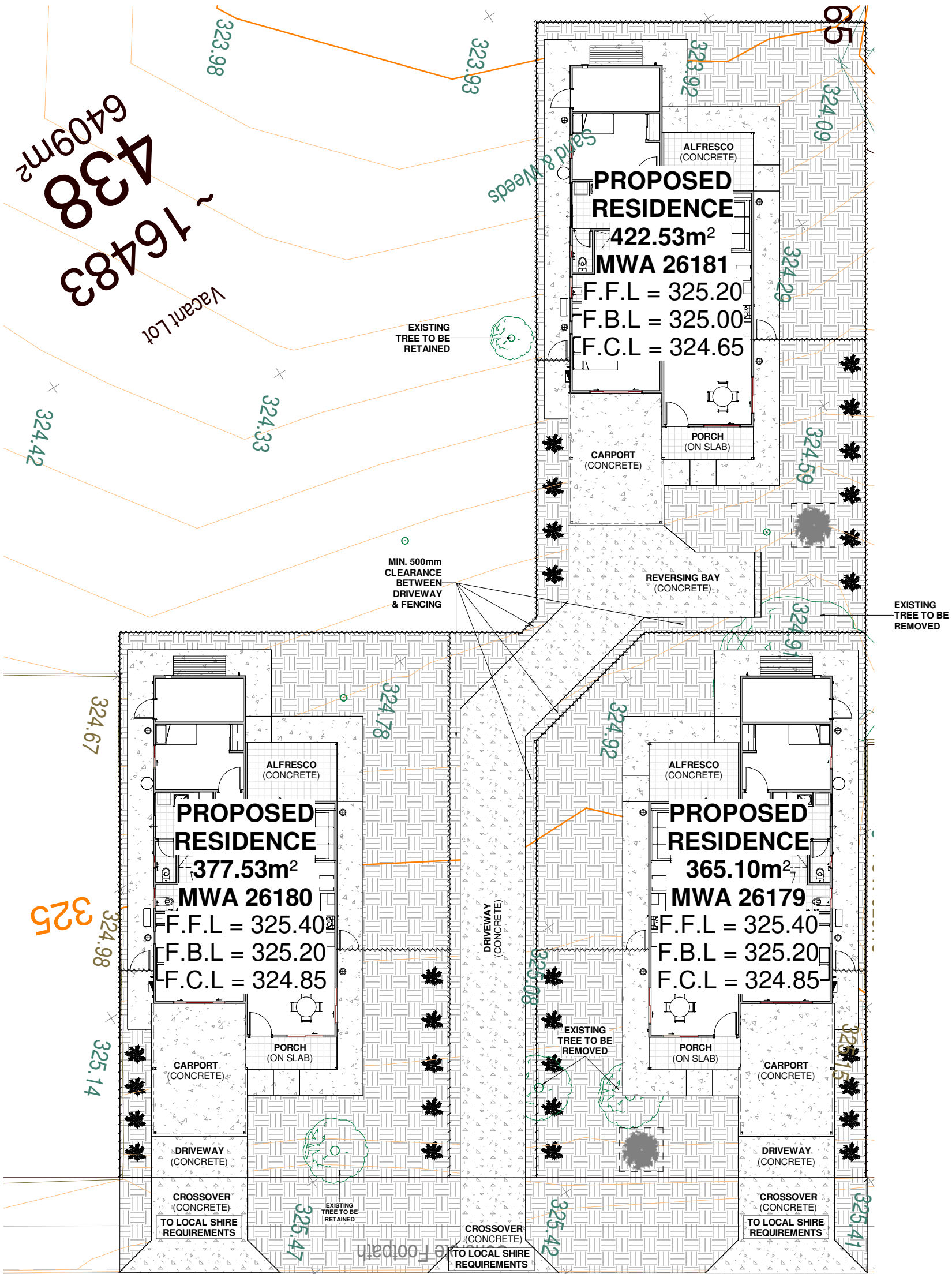


TREE
(3.0m x 3.0m DEEP SOIL
TREE PLANTING AREA)



MULCH

MULCH AREA	
MWA 26179	143.94m²
MWA 26180	156.38m²
MWA 26181	207.05m²
CROSSOVER	91.44m²
TOTAL	598.81m²

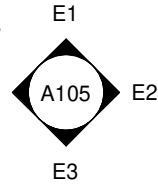
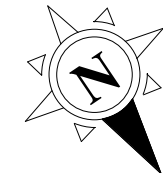


FLINT STREET

1 LANDSCAPING PLAN (OVERALL)
A101 1 : 200

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					REV: A	
					SCALE: As indicated	A101
Use figured dimensions in preference to scaled. All dimensions to be verified and checked on the job. ©						Copyright

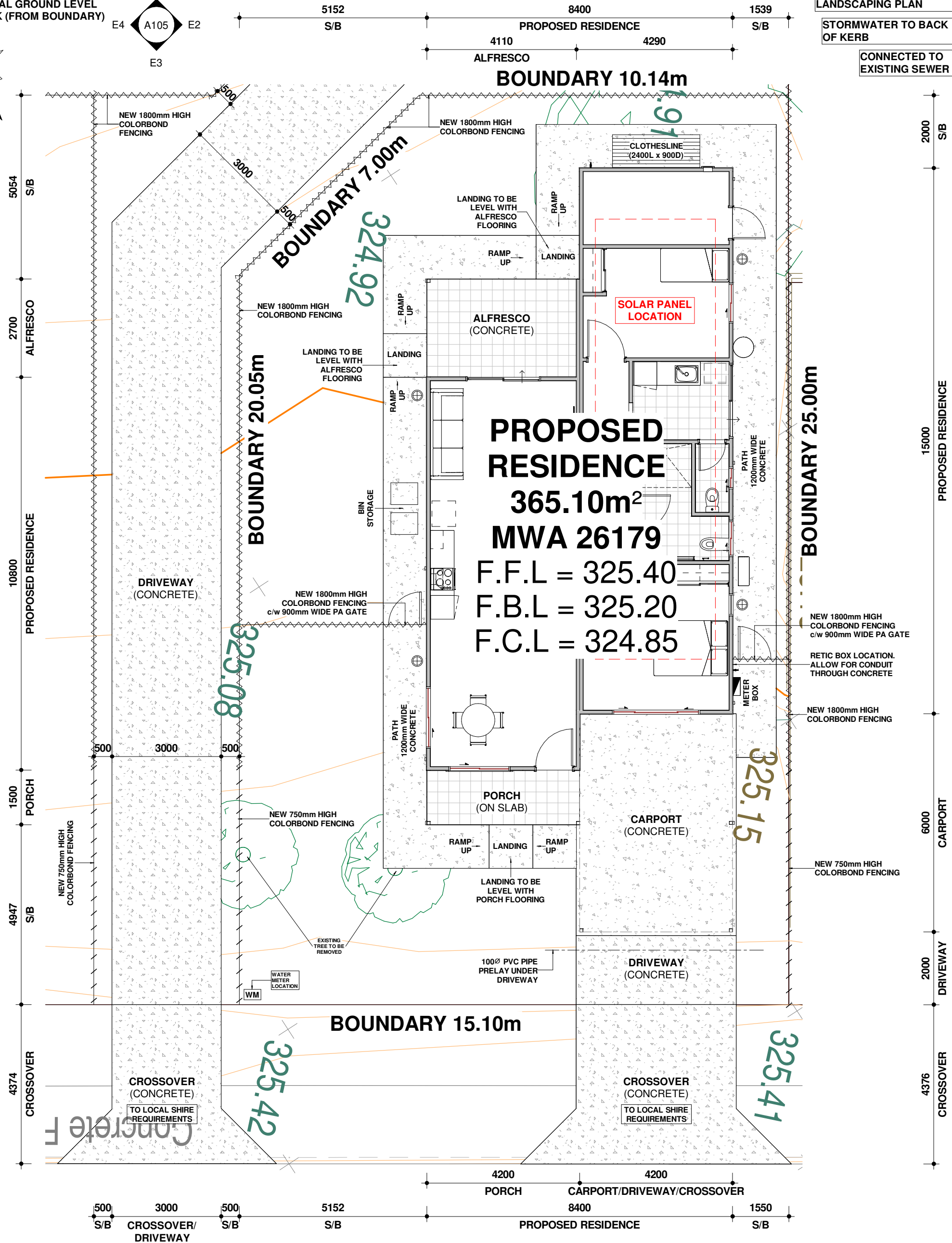
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F.B.L - FINISHED BACKFILL LEVEL
F.C.L - FINISHED CUT/COMPACT LEVEL
N.G.L - NATURAL GROUND LEVEL
S/B - SETBACK (FROM BOUNDARY)



REFER TO DWG. A100 FOR
OVERALL SITE PLAN &
A101 FOR OVERALL
LANDSCAPING PLAN

STORMWATER TO BACK
OF KERB

CONNECTED TO
EXISTING SEWER



1 SITE PLAN (26179)
A102 1 : 100

FLINT STREET

CLIENT:	CEACA
ADDRESS:	LOT 438 (21) GAMBLE ST. WYALKATCHEM, WA 6485
HOUSE TYPE:	DESIGN 1

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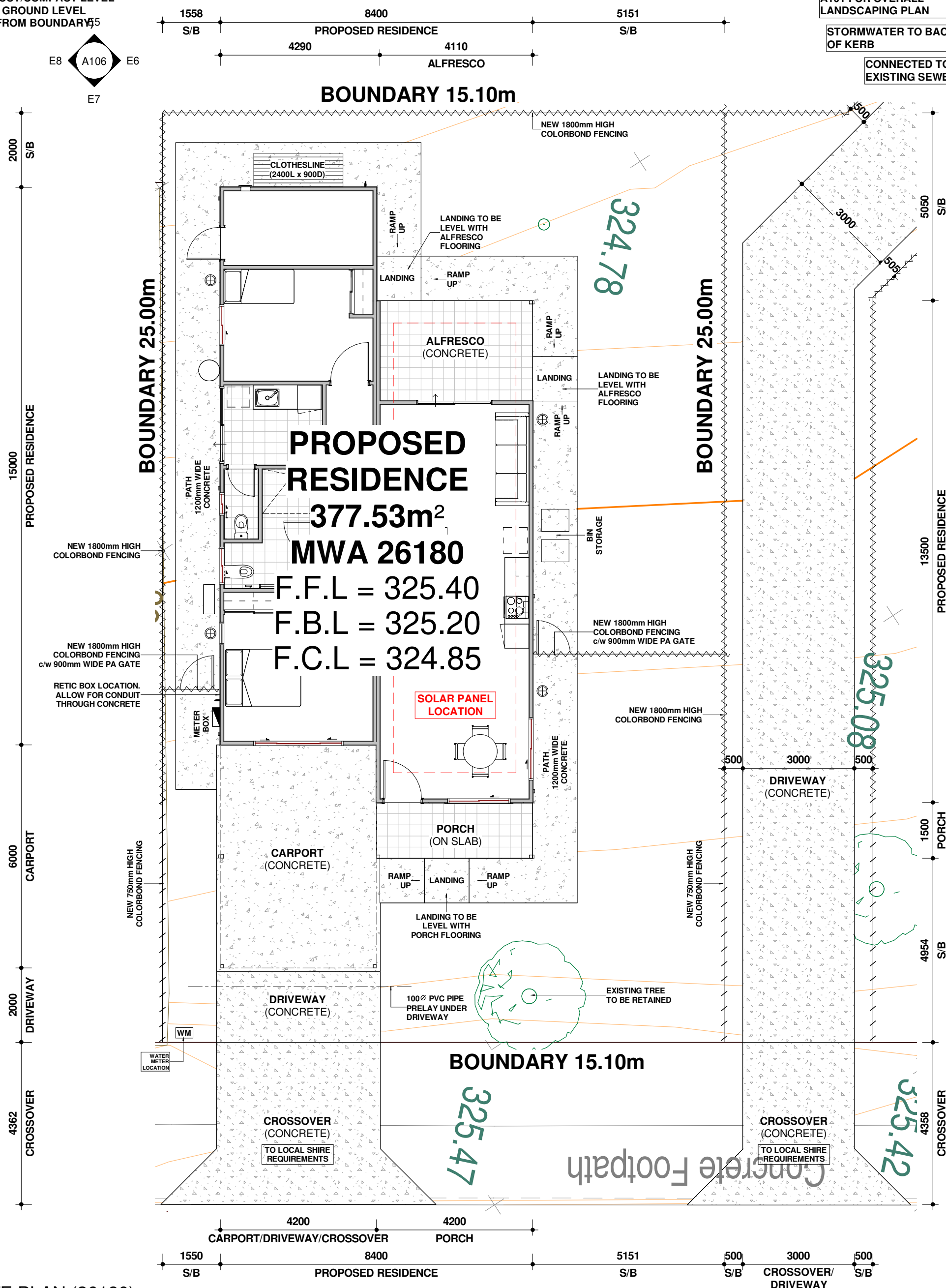
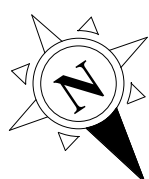
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N.G.L - NATURAL GROUND LEVEL
S/B - SETBACK (FROM BOUNDARY)

REFER TO DWG. A100 FOR
OVERALL SITE PLAN &
A101 FOR OVERALL
LANDSCAPING PLAN

STORMWATER TO BACK OF KERB

**CONNECTED TO
EXISTING SEWER**



FLINT STREET

1 SITE PLAN (26180)
103 1 : 100

CLIENT: CEACA

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WYALKATCHEM, WA 6485

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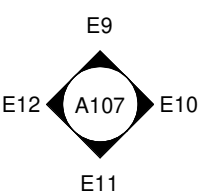
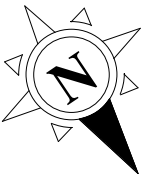
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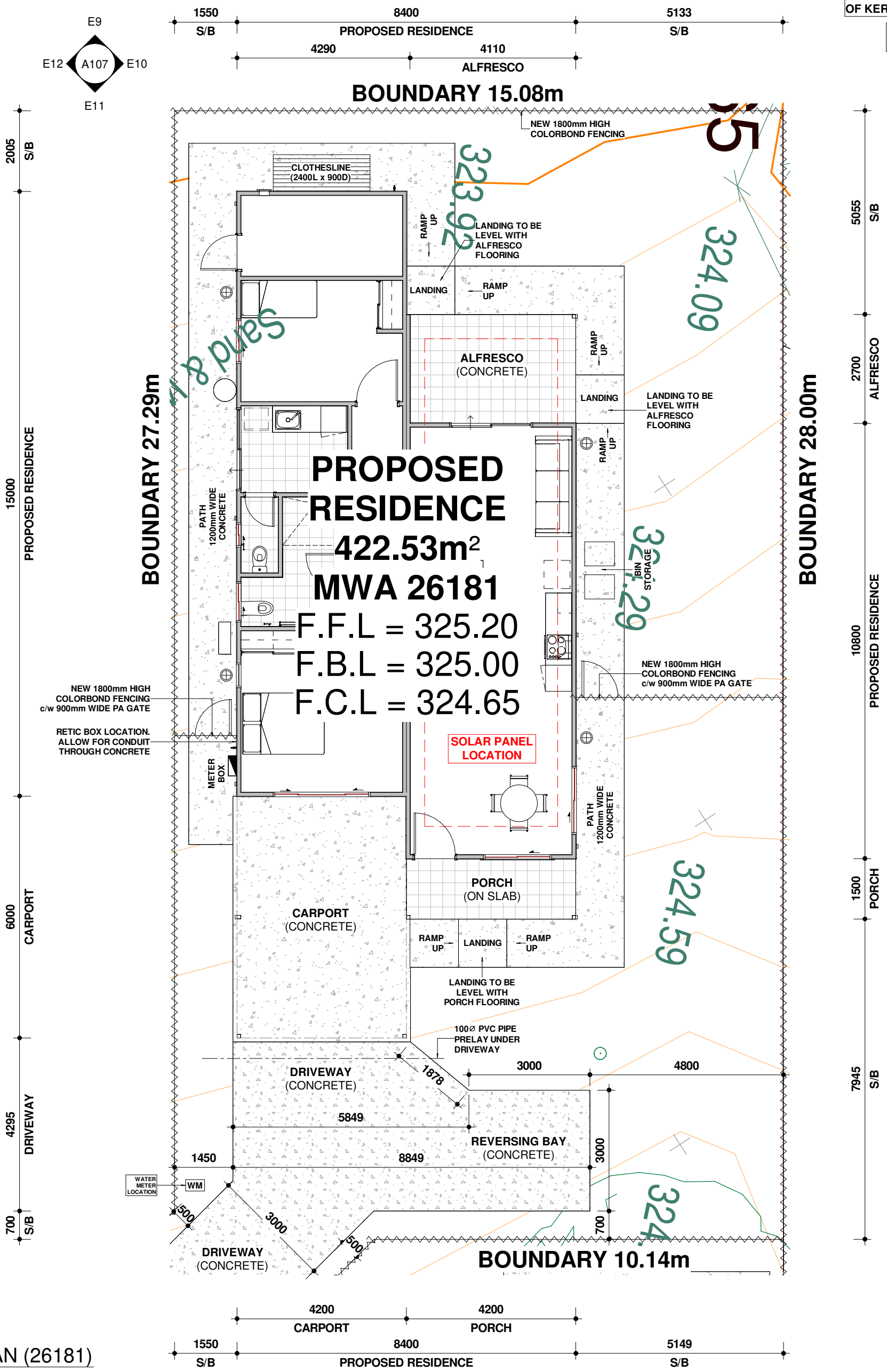
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N.G.L - NATURAL GROUND LEVEL
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REFER TO DWG. A100 FOR
OVERALL SITE PLAN &
A101 FOR OVERALL
LANDSCAPING PLAN

STORMWATER TO BACK
OF KERB

CONNECTED TO
EXISTING SEWER



1 SITE PLAN (26181)
A104 1 : 100

CLIENT: CEACA

ADDRESS: LOT 438 (21) GAMBLE ST.
WYALKATCHEM, WA 6485

HOUSE TYPE: DESIGN 1

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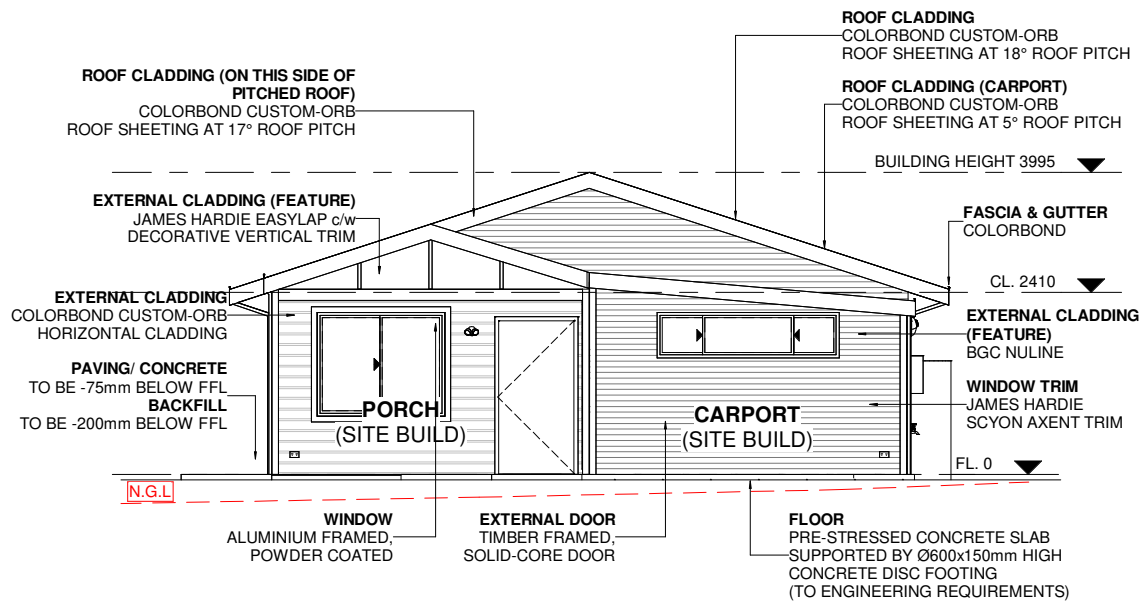


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Builders reg # 101630

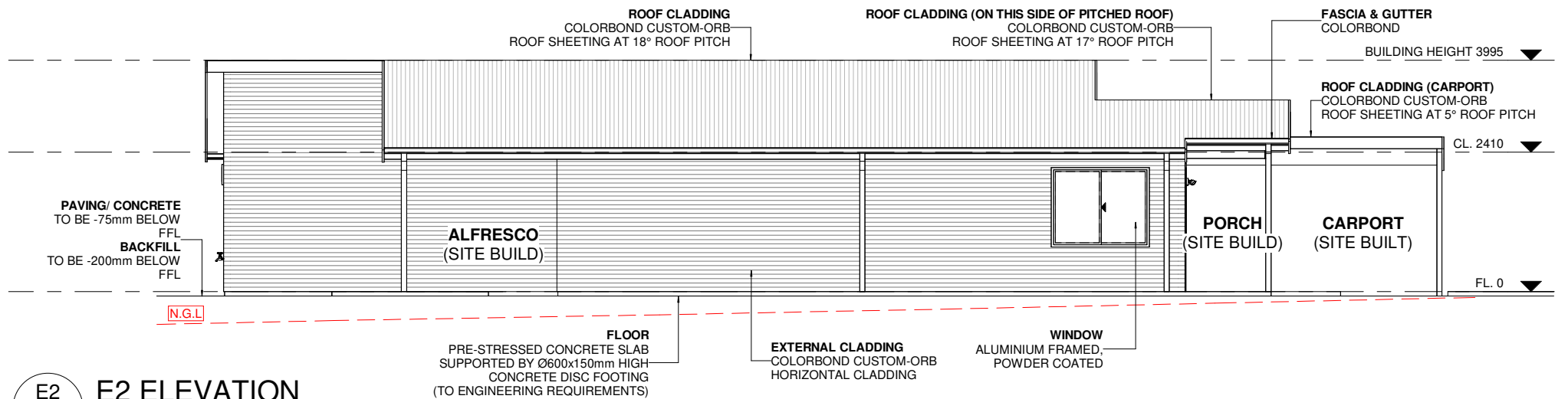
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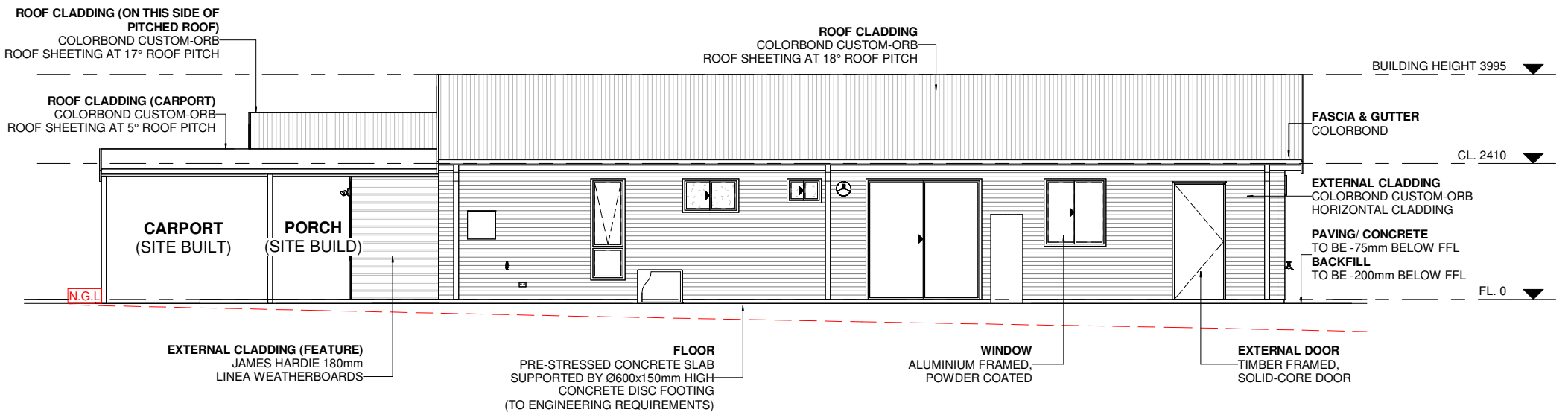
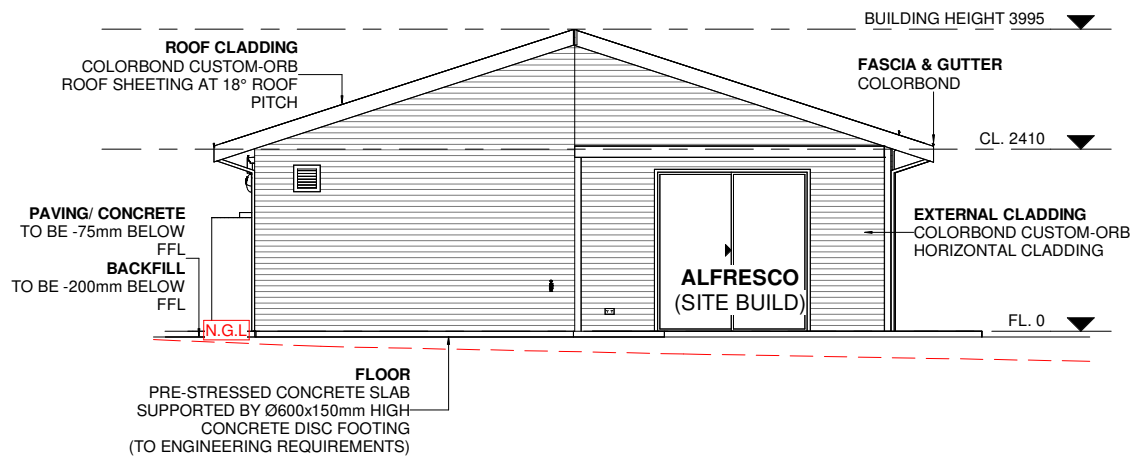
E1 E1 ELEVATION
A105 1 : 100



E2 E2 ELEVATION
A105 1 : 100

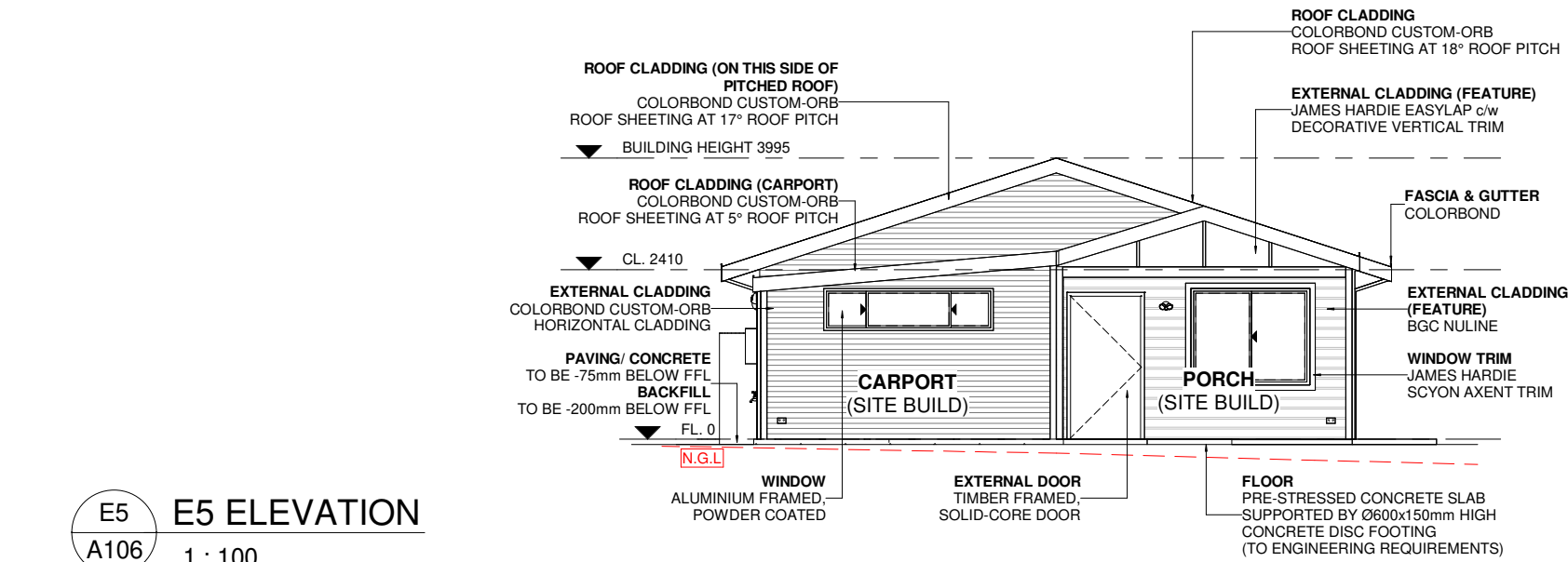


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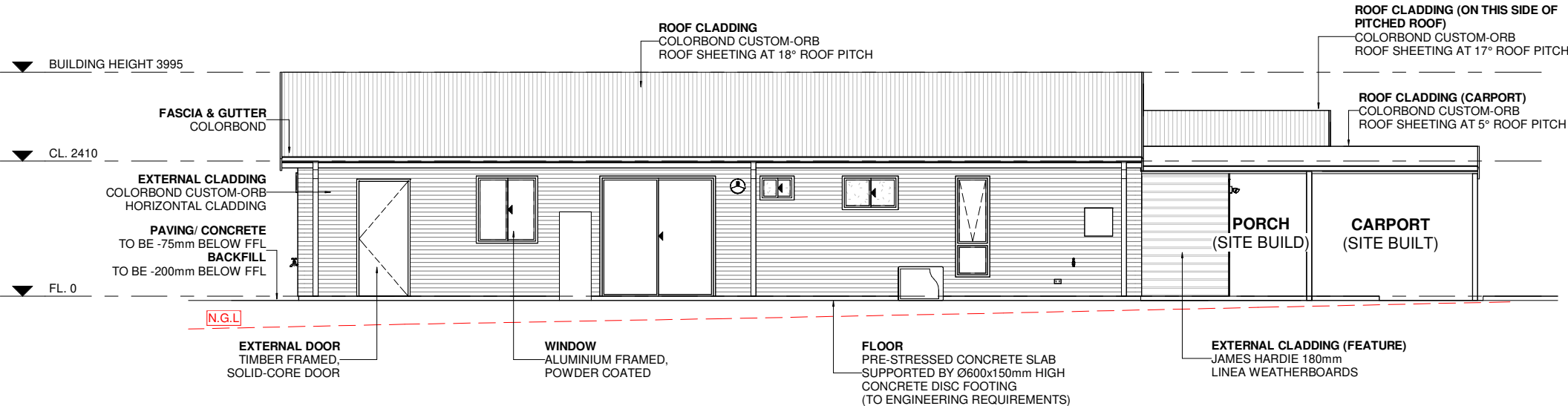


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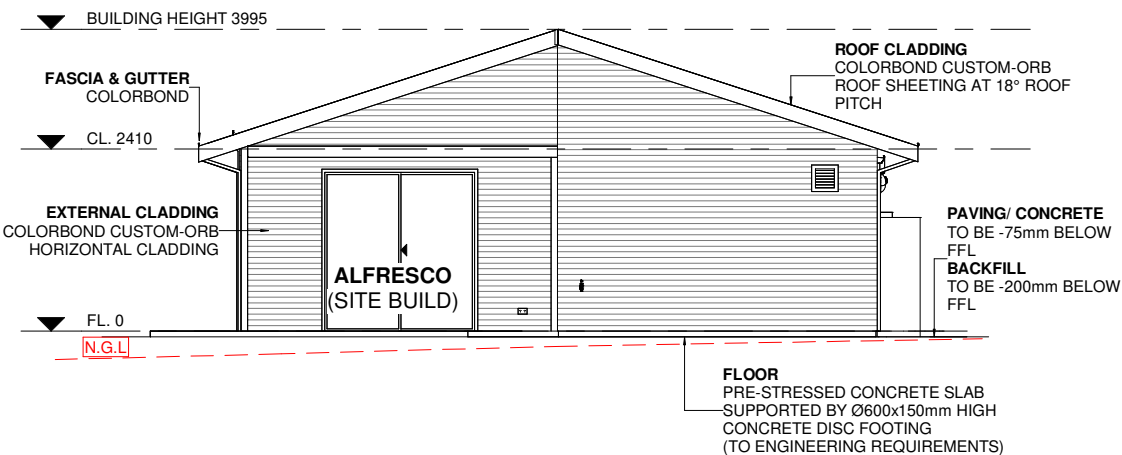
CLIENT: CEACA	<table><tr><th>Rev</th><th>Description</th><th>By</th><th>Date</th></tr><tr><td>A</td><td>Prepare site plan</td><td>BT</td><td>08/06/2026</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Rev	Description	By	Date	A	Prepare site plan	BT	08/06/2026													JOB No.	26179-81	 modularwa T: 08 64540919 F: 08 64540918 W: modularwa.com.au e: sales@modularwa.com.au Builders reg # 101630
Rev		Description	By	Date																				
A		Prepare site plan	BT	08/06/2026																				
ADDRESS: LOT 438 (21) GAMBLE ST. WYALKATCHEM, WA 6485	DATE:	15/06/2026 12:56:30 PM																						
	DRAWN:	NS.I																						
	CHECKED:	BT																						
	REV:	SHEET																						
HOUSE TYPE: DESIGN 1		A	SCALE:	1 : 100	A105	Use figured dimensions in preference to scaled. All dimensions to be verified and checked on the job. © . Copyright																		



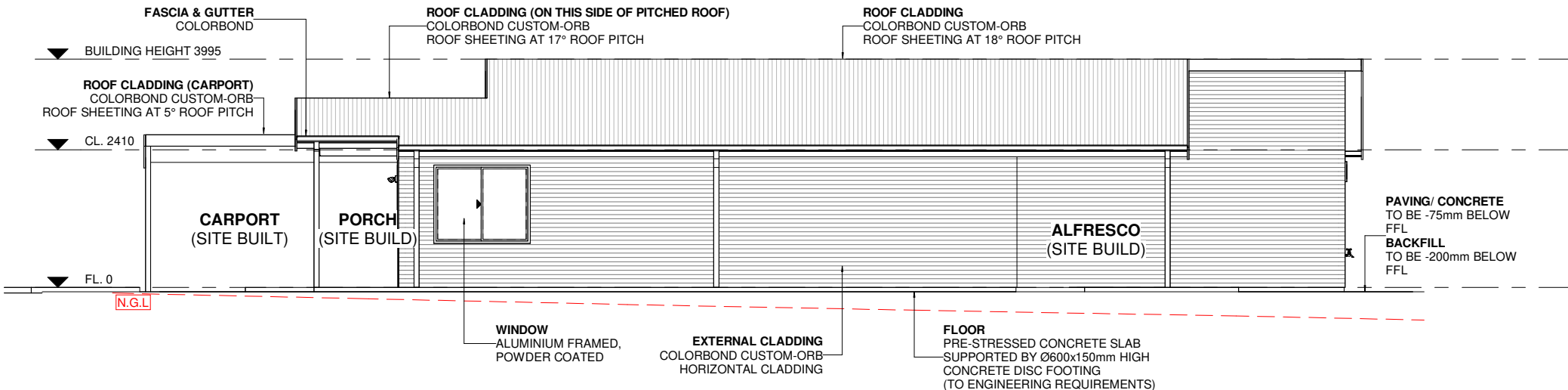
E5 E5 ELEVATION
A106 1 : 100



E6 E6 ELEVATION
A106 1 : 100



E7 E7 ELEVATION
A106 1 : 100



E8 E8 ELEVATION
A106 1 : 100

CLIENT: CEACA

ADDRESS: LOT 438 (21) GAMBLE ST.
WYALKATCHEM, WA 6485

HOUSE TYPE: DESIGN 1

Rev	Description	By	Date
A	Prepare site plan	BT	08/06/2026

JOB No. 26179-81

DATE: 15/06/2026 12:56:30 PM

DRAWN: NS.I

CHECKED: BT

REV: A

SCALE: 1 : 100

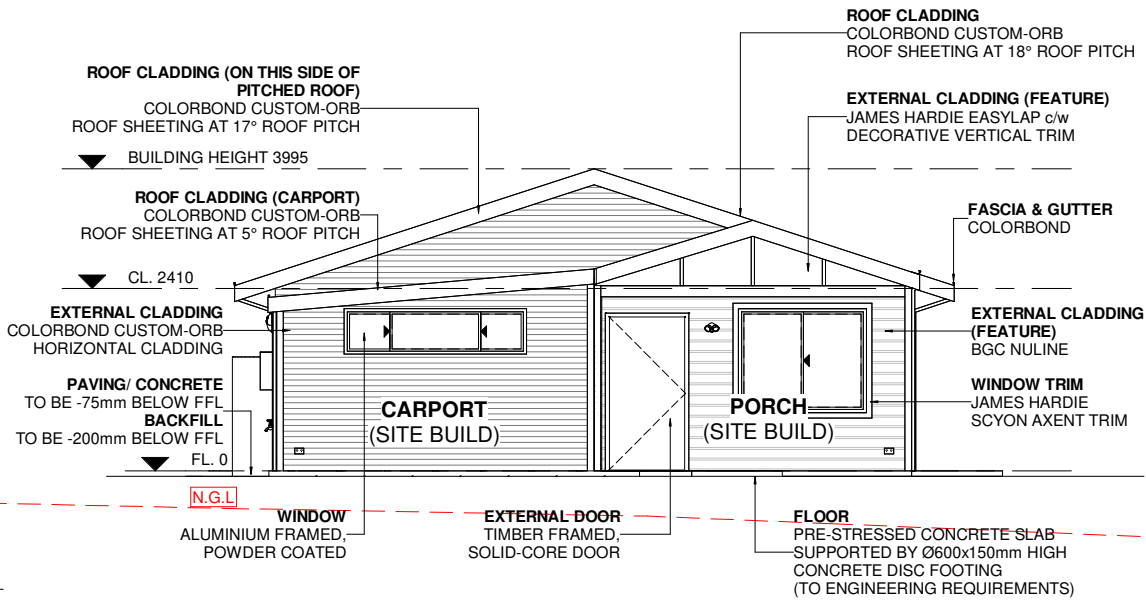
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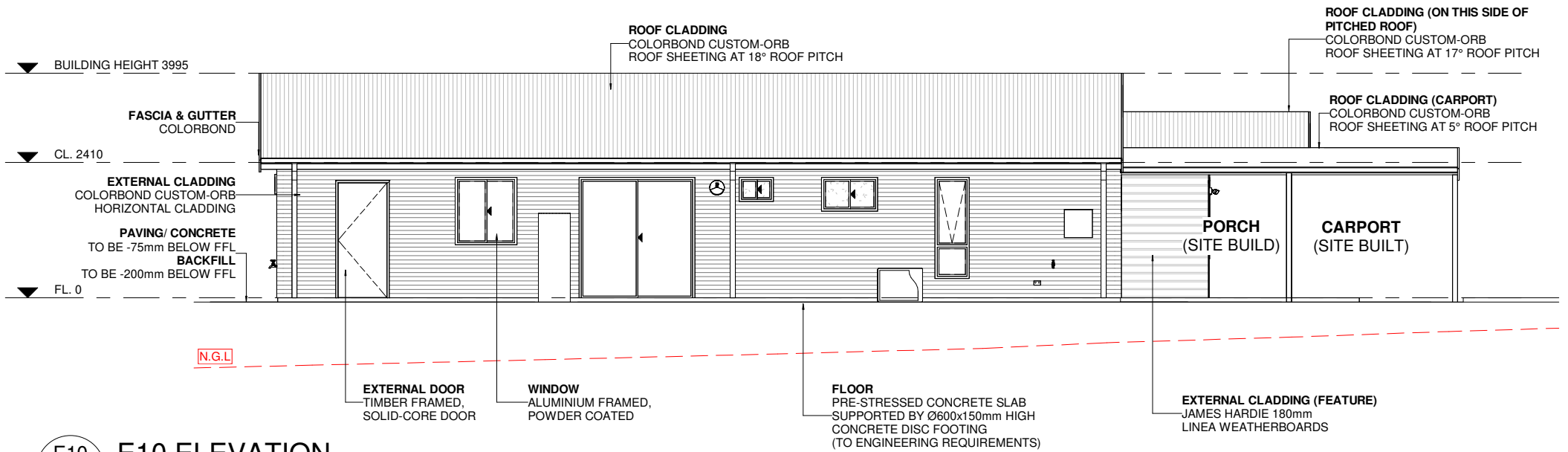
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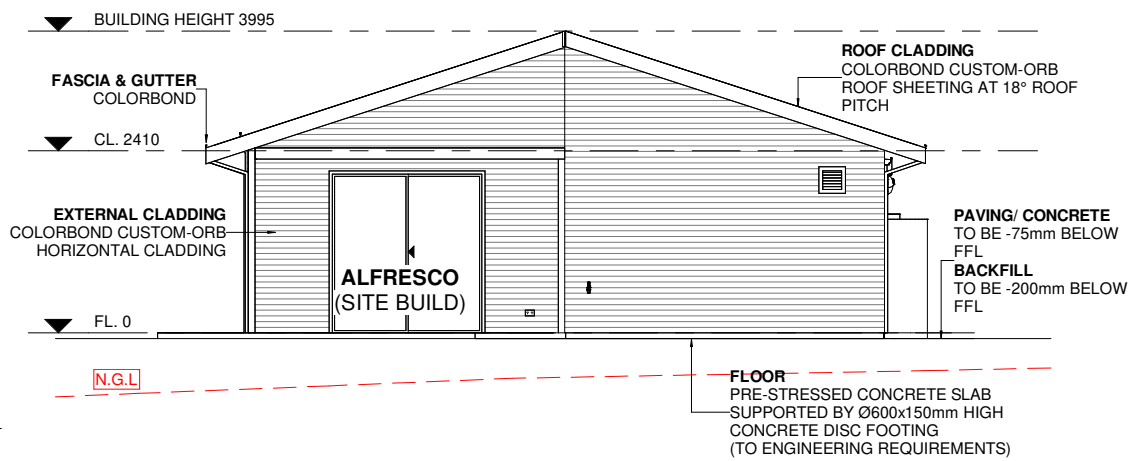
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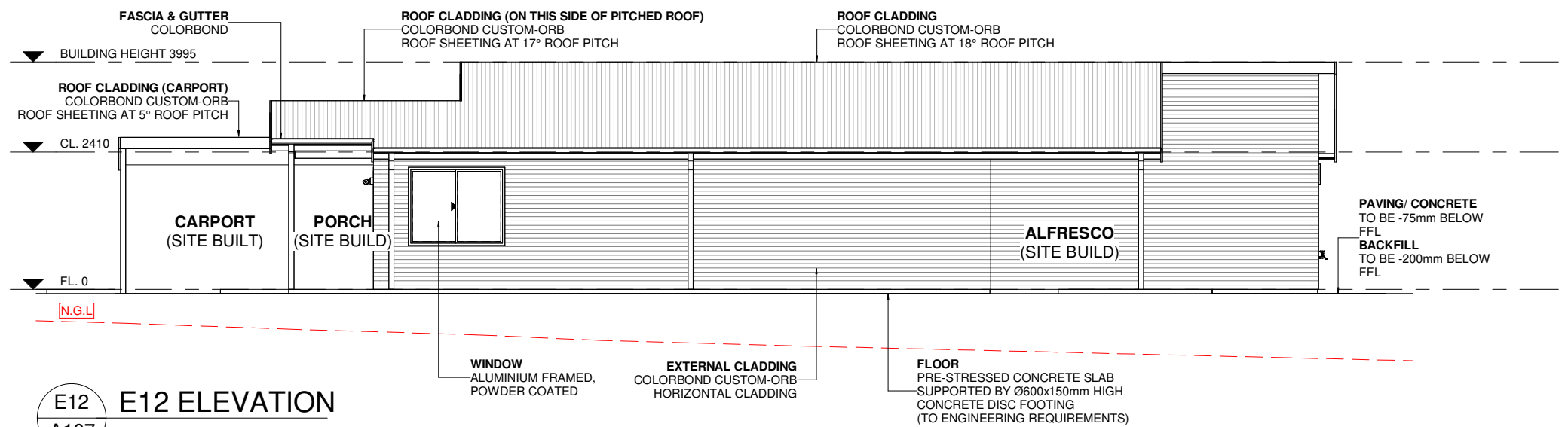
E9 E9 ELEVATION
A107 1 : 100



E10 E10 ELEVATION
A107 1 : 100



E11 E11 ELEVATION
A107 1 : 100



E12 E12 ELEVATION
A107 1 : 100

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ADDRESS:	LOT 438 (21) GAMBLE ST. WYALKATCHEM, WA 6485
HOUSE TYPE:	DESIGN 1

Rev	Description	By	Date
A	Prepare site plan	BT	08/06/2026

JOB No.	26179-81
DATE:	15/06/2026 12:56:31 PM
DRAWN:	NS.I
CHECKED:	BT
REV:	SHEET
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